



**CITY OF EL PASO, TEXAS
CITY REVIEW COMMITTEE MINUTES**

The City Review Commission held its public meeting in the Planning & Economic Development Department, Planning Division, 5th Floor, City Hall, 2 Civic Center Plaza, Paisano Conference Room, December 1, 2011 at 11:00 a.m.

The following were present:

City Review Committee Members Present:

Chair Philip Etiwe, Planning and Economic Development, Development Review Manager

Ms. Linda Castle, Planning and Economic Development, Senior Planner

Mr. Daniel Chavira, Building Permits & Inspections, Building Plans Examiner

Staff Members Present:

Ms. Geena Maskey, Planning and Economic Development, Planner

Mr. Robert Almonte, City Attorney's Office, Assistant City Attorney

Member of the Public:

Mr. Fred Ozyp, representing Verizon Wireless

Ms. Cindy Carr, representing Fairmont Association

Mr. TJ Karam, representing Bearing Development

Mr. Paul Gilcrease, representing Bearing Development

Ms. Sarah Adleman, home owner 217 Blacker Avenue

Dr. Richard Teschner, Rim Area Neighborhood Association

1. Call to Order/Chair's Comments/Public Comment

Chair Etiwe called the meeting to order at 11:07 a.m.

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2. **PLRG11-00025** All of Lots 11 through 20, inclusive, Block 93, Alexander Addition, City of El Paso, El Paso County, Texas
- LOCATION:** 1800 N. Stanton Street
- ZONE:** A-3/NCO (Apartment/Neighborhood Conservancy Overlay)
- REQUEST:** Installation of the HVAC units atop condominium's garage

Ms. Maskey gave a PowerPoint presentation and explained the applicant is requesting that the City Review Committee review and authorize the release of a building permit for property located at 1800 N Stanton Street. The applicant is proposing installation of the HVAC units on the roof of the condominium's garage. The applicant is proposing to screen the HVAC units with a screening wall matching the existing building. The applicant has provided a simulation of the proposed screening wall. All work will need to be done in accordance with the Rim/University Neighborhood Plan.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PROPOSED INSTALLATION OF NEW HVAC UNIT** based on the compliance with the applicable Design Standard of the Rim-University Neighborhood Plan.

The following Rim-University Neighborhood Plan Design Standards apply (Residential Uses)

2. Architectural Styles and Materials

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.
- (b) The use of shapes, exterior wall colors, and design features which are substantially different from the shapes, exterior wall colors and design features in the Neighborhood shall not be permitted.
- (c) Pop-out stucco surrounds shall be prohibited.
- (d) Stucco construction shall present a smooth unbroken surface free from expansion joints except where necessary to prevent excessive cracking.



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3. Roofs

- (a) Mechanical equipment and utility hardware on new construction shall be screened from public view.

7. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.

9. Maintenance

- (a) All residences and other structures on a property shall be maintained in good condition and repair at all times.

Chair Etiwe asked if Committee Members had any comments and/or questions. There being none.

MOTION:

Motion made by Mr. Chavira, seconded by Ms. Castle **AND UNANIMOUSLY CARRIED TO APPROVE.**

Motion passed.

3. **PLRG11-00029** The Easterly ½ of Lots 1 through 5, Block 127, Alexander Addition, an Addition in the City of El Paso, El Paso County, Texas

LOCATION: 217 Blacker Avenue

ZONE: R-4/NCO (Residential/Neighborhood Conservancy Overlay

REQUEST: Addition to main building

Ms. Maskey gave a PowerPoint presentation and explained the applicant is requesting that the City Review Committee review and authorize the release of permit(s) for property located at 217 Blacker Avenue. The applicant is proposing an addition to be located in the rear and side street yard setback. The proposed addition will have an exposed concrete look. Ms. Maskey noted the architectural design of the proposed addition, regarding the concrete, is subjective.

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The site plan shows the side terrace 4'11" high from ground level encroaching in the side street yard setback. The proposed doors and windows will match the existing structure. All work will need to be done in accordance with the Rim/University Neighborhood Plan. *In conclusion, Ms. Maskey explained Staff does not have a recommendation at this time. Staff requests Committee members determine the outcome of the request.*

STAFF RECOMMENDATION

STAFF RECOMMENDS DENIAL OF THE PROPOSED NEW ADDITION AS THE SIDE TERRACE DOES NOT MEET THE SIDE STREET SETBACK REQUIREMENT AND DOES NOT COMPLY WITH THE FOLLOWING SECTION OF TITLE 20, ZONING CODE SECTION 20.12.040.E. *"Terraces which do not extend above the ground level and that do not exceed one hundred fifty square feet of floor area, with a wall up to six feet in height may project five feet into a required yard, provided these projections be located at least two feet from that adjacent lot lines."*

STAFF RECOMMENDS APPROVAL BASED ON THE FOLLOWING DESIGN STANDARDS:

2. Architectural Styles and Materials

- (b) The use of shapes, exterior wall colors, and design features which are substantially different from the shapes, exterior wall colors and design features in the Neighborhood shall not be permitted.

7. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.

9. Maintenance

- (a) All residences and other structures on a property shall be maintained in good condition and repair at all times.

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The following commented:

1. Mr. Karam read into the record the architect's notes regarding the existing structure and proposed addition design. The property owners and architect felt it was important to maintain the original architect's design. He concurred with Staff's comment regarding the subjective exterior design of the addition. Mr. Karam mentioned the concrete will be left exposed; furthermore, the exterior brick will not be painted. The proposed addition will not be seen from the street; it will be completely enclosed by the existing wall and fence. Mr. Karam commented on the privacy and sound barrier fences. He felt that, based on the original architecture and the Neighborhood Conservancy, Staff should approve the request.
2. Ms. Adleman noted there is a limited amount of original brick, that matches the existing structure, will be used for the addition. She highlighted the areas of the existing structure that are concrete.
3. Dr. Teschner commented on:
 - a. the garage converted into a bedroom
 - b. the addition will not be seen from the street; and
 - c. the height of the proposed addition.
4. Mr. Chavira commented on the padded walls on the side.
5. Ms. Castle explained Staff felt the proposed addition should match the style of the existing home.

FOR THE RECORD

Chair Etiwe stated for the record that the Staff Report was revised.

Dr. Tescher added the Rim Area Neighborhood Association has no objections, whatsoever.

Staff, Mr. Karam and Ms. Adleman discussed the existing painted (yellow) concrete.

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Ms. Maskey read the following into the record **"Design Standards** are mandatory requirements, which must be met by persons who are proposing new construction, reconstruction, or renovation of the exterior of the existing buildings, or structures within the Neighborhood that have a Neighborhood Conservancy Overlay (NC) designation approved by the El Paso City Council." It was her opinion that the exposed concrete did not match the existing structure.

FOR THE RECORD

Mr. Almonte stated, for record purposes, Staff must be able to identify which of the design guidelines are not being met, rather than a generic explanation.

Following the discussion, Ms. Maskey recommends that because it is not substantially different from the existing shape exterior wall design features Staff recommends approval of the request.

MOTION:

Motion made by Mr. Chavira, seconded by Ms. Castle **AND UNANIMOUSLY CARRIED TO APPROVE.**

Motion passed.

4. Approve the Minutes for the past CRC Meeting(s):
November 17, 2011

Chair Etiwe asked if Committee Members had any additions/corrections/revisions. There being none.

MOTION:

Motion made by Mr. Chavira, seconded by Chair Etiwe **AND UNANIMOUSLY CARRIED TO APPROVE THE NOVEMBER 10, 2011 MINUTES.**

ABSTAIN: Ms. Castle

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5. ADJOURNMENT

Chair Etiwe adjourned the meeting at 11:32 a.m.

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